BOROUGH OF THE BRONX

BOROUGH OF MANHATTAN

BOROUGH OF MANHATTAN

REAL ESTATE FOR SALE

REAL ESTATE FOR SALE

## Country Estates For Sale

PERSONAL INSPECTIONS-and thorough investigations of the following properties enable us to recommend them unqualifiedly as sound Country Home investments.

Stamford-Connecticut On Noroton Hill. Fine Italian type house. Concrete and the construction. Complete out-buildings. Carefully land-scaped grounds. Tennis court. For saic. No. 1173

Greenwich-Connecticut Fine stucco house. Beautiful lawns, trees and gardens, Garage, Located in one of the best-known sections of Greenwich, 2½ acres, Attractive price.

Greenwich-Connecticut Magnificent hillop farm. Can be run profitably, 9s acres; dairy for 60 cowa. Highly cultivated land. Modera buildings. Price very attrac-tive. No. 988

Greenwich-Connecticut One of the finest shore front prop rties available in Green-wich. Exceptionally long frontage directly on Long Island Sound House and outbuildings, large and up-to-date. Price attractive.

No. 1070

Greenwich-Connecticut

en (1012-12011) Island.
Gentleman's estate of twenty acres. Fine modern residence of brick construction. In excellent location. For sale.

No. 1042

Magnificent country estate commanding view of Long Island Sound. Residence of Colonial style, with complete outbuildings. In heart of Idling and hunting country. For sale. No. 293

Gold Spring Harbor—L. I.
Farm estate tacking nothing in perfection of house, out-buildings and grounds. Fine farm fields and woodlands, For sale. No. 566

Chatham-New Jersey Beautiful steel, tile and con-crete residence on Long Hill road, Land 4 acres. Fine lawns and trees. Selling price reasonable. No. 1224

Bernardsville-New Jersey Over 100 acres of fine farm land. Residents and farm buildings in good condition. A very interesting purchase for the Gentleman Farmer. Will consider division. Price very attractive. No. 995

tive advantages of each section.

For Further Particulars Apply to

# Douglas L. Elliman & Co.

414 MADISON AVE.

NEW JERSEY

NEW SERSET

GENTLEMAN'S ALL YEAR FARM 110 Acres For Sale



HARVEY J. GENUNG-ARTHUR C. DAY PARK PLACE, MORRISTOWN, N. J. Office phone 251 Morristown, flouse 'phone 692-R Morristown,

### Home-Problem Solved

and a substantial income assured when you own a commercial Grapefruit grove at

Lakeland Highlands

uble in value. Home-Grown Strawberries from Thanksgiving 'til June

Your all-year-round garden will provide from vegetables and small fruits. You can have chickens and a cow, and the nearby lakes will give you tish galore-all adjuncts of an income-home. Or you can live in the North and have your grove scientifically cared for by the Grove-Owners' Association, which will pick, pack and market your fruit at actual cost. Your personal attention is not required; experi-

Large Profits

Our County—Polk—returned to the growers tast year \$6,000,000. Many grows carned as high as 500 to costs only \$4,500. Easy terms it fested. Send for our Hustrated Book No. 11 giving examples of profits almost beyond belief.

W. F. HALLAM & CO., Owners Tribune Bldg., 154 N. Y.
Tel Beckman 4472.

KEFFKENCES: Dun and Bradstreet,
or any Polk County, Florida, Bank

MAPLEWOOD, N. J.

**BUDAL COMPANY** W. DALZELL, L. P. FERGUSON budal Bldg at Maplewood Sta., Maplewood

INCONTESTABLE

North Jersey Title Insurance Co.

"A Look Means a Lot," AND A HOME IN CHATHAM **EDNA DICKINSON** 

ALL THE ORANGES. If you contemplate moving there is no oner or more convenient suburban location than "The Orangea" Modern houses of every description for sale at all prices FRANK H. TAYLOR (note first name), opp. Brick Church Sta., East Oratge, N. J.

HACKENSACK.—Frame and stucce house 8 rooms and bath; every improvement, steam, garage; corner plot; best section; 1½ block station and trolley. Anderson st. section; price \$8,500. F. G. Dunn, 55 Main st., Hackensack. 'Phone 2027.

A 9-ROOM HOUSE, 15 minutes from Har-lem, near Fort Lee Ferry and Eric Rail-road; all modern improvements, sleeping porch; large garden, beautiful grounds, hedge and shrubbery; 100x100; garage, 215 Maple Road, Inwood Park, L. I. Phone 549 Far Rockaway.

IN THE BROOKLYN REAL ESTATE EXCHANGE, 189 MONTAGUE ST.

In one of the most attractive locations in the Shore Road section of Bay Ridge. Most of the lots are extra deep, the Shore Road lots ranging from 215 to 240 feet in depth. 89th St. Lots—from 120 to 291 feet in depth.

66 23 % MAY REMAIN ON MORTGAGE — TITLE INSURED SEND FOR MAI —JERE JOHNSON, JR. CO., AUCTIONEERS, 193 Montague St., Brooklyn.

BOROUGH OF QUEENS

Sage Foundation Homes Co.

## Forest Kills Gardens

A place for those who appreciate Artistic Surroundings 15 MINUTES FROM PENN, STATION,

47 West 34th St.

### NOW READY!

20 New All-Year Homes

# Malba

On The Sound

By comparison, the most DE-SIRABLE HOME COMMU-NITY near New York. Restricted exclusiveness.

Apply
MAUBA ESTATES CORP.,
217 B'way, Barelay 4585,
Office at Malba Station.

SPECIAL VALUE Handsome residence at Kew Gardens, L. I., 10 rooms, ust completed, on the large piot. Temporary price, \$25.500, as owner is going West. Values considerably more. Those Edgeworth Smith, Rich-mond Hill 1713.

NEPONSIT

84,506 and \$4,750 on easy terms. H L SIMPSON 1 W 34th St. Greeley 2741 THE HISTORY OF WASHINGTON HEIGHTS JACKSON PEIGHTS

Rew Gardens

Edgeworth Smith-One West 34th St. BUILDERS' OPPORTUNITY, 29 iots in Queens 2 blocks from depot; liberal first mortrages will furnish lumber at whole-sale rates to reliable bulleers, houses will sell when foundations are in. F. L. FER-GUSON, 66 Grange st. Brooklyn.

An Ideal and Unusual Home in the best part of fortchester, likely land, beautifut grounds and trees; convenient to trolley and station. House is complete and up to date; very large living room and high cellings, large dining room, pantry and kichen. Wide porches, five master baths, room for three servants and bath, a bilifierd room, vapor steam heating system in house. Garage for three cars, with man's quarters, hot water heat in garage. \$30,000 will purchase this unusual house. If you are in the market for a real bargain

ELAKEMAY QUINTARD

50 East 42d St., New York City. Phones Murray Hill—2465-2466

REAL SHORE FRONT

Mrs. C. Al. Murdoch

A PERFECT HOME FOR THE BUSINESS MAN

Sale or Rent rent furnished to May I, 1926, 9-house, all improvements; excelent op 5 min to station; near trolley hopping district; plot 106x368; par-

JOS. A. ENGESSER

Semi-bungalow, dandy living room, oper-fireplace, beamed ceiling, hetwater hea-tiled bath; nearly an acre, with 10 peach trees, also dums, pears, rasperries, cur-rants, graces, atrawberries; only \$7,500.

FOR SALE.—Country home consisting of 14-room Colonial style house and about acre of ground, on principal thoroughfare aristocratic Lairimmont, N. Y.; all impro-ments; five minutes from depot; \$20,000 ca-balance on mortgage. Address F., Rox 3 Larchmont, N. Y. MOUNT VERNON, N. Y. House for sale 10 rooms

FACTORY PROPERTY FOR SALE

PLOT 100x200, PENNSYLVANIA RAILROAD SIDING, THREE BLOCKS FROM
PENNSYLVANIA FERRY, ONE BLOCK
FROM PUBLIC DOCK, TWO-STORY
FRAME, 508190; TWO-STORY AND BASEMENT PRICK, 126440 THIS PROPERTY
IS FIVE MINUTES WALK FROM EXCHANGE PLACE TUBE STATION AND
PROBABLY THE MOST DESIRABLE LOCATION IN JERSEY CITY JERSEY CITY
GALVANIZING CO. 50 MORGAN STREET,
JERSEY CITY N. J

WATER FRONT
TRUNK LINE RAILROAD
NEW YORK HARBOR
The choicest combination of tidewate
and railroad high class property on the
whole Atlantic Seaboard; 117 acres, 2,20.

OFFICE for rent, December 1st, 1919; 34c sq. ft.; in heart of business district, near stations to all subway, elevated and streetcar lines. Apply to agent of Tribune Building, 154 Nassay st. J. STERLING DRAKE 19 BROADWAY.

P URCHASE your own apartment, thereby avoiding in-

BOROUGH OF THE BRONX

### Save 60% of Your Rent. Reals in new apartments today, heats in co-operative apartments will be.

Present leases of Purchaser's will be assured by

### CONCOURSE APARTMENTS 183rd St. and Grand Concourse

Completely modern. Electricity, Gas Range, Sanitary White Enameled Refrigerators, Tiled Baths, Hardwood Floors Throughout.

For information call on, or address

BETHLEHEM ENGINEERING CORP. 527 Fifth Ave., Dept. B. Telephone Vanderbilt 3157

THE NEHRING COMPANY, Agent

615 WEST 181ST STREET OPEN EVENINGS

BOROUGH OF MANHATTAN

BOROUGH OF MANHATTAN

### NEW OFFICE BUILDING

**Under Construction** 73 to 791/2 Maiden Lane 9-11-13 Gold St. 11,000 Square Feet to the Floor Full Particulars

FREDERICK SOUTHACK & ALWYN BALL, JR. 11 Broadway New York 334 Fifth Ave.

CONNECTICUT

I. Prices are rising.

II. Good properties are becoming scarce.

III. Don't wait till Spring! Study country places now in their winter dress.

See our pictures of Greenwich places for sale in the Pictorial section of to-day's N. Y. Herald (entire third

Ladd & Nichols

Tel. 1717 Greenwich, Conn.

of three neres. Handsome stucco and half timbered house with five master's rooms and three baths; high bill over-looking strrounding country; 10 min-utes from shifon; modern in every re-spect; harge stable and garage, chicken houses, extensive gardens.

WORTH \$35,000.

G.Harry Abbott,

\$30 Per Acre ulidings worth \$6,000 free; 250-acre-rr, half cultivating keeping 30 head; he-room, two-story heuse, barns, silo-ish elevation, good view; four miles from atten, 80 from New York; no interest harged before spring; terms, \$2,000 cash. Cassidy Woodbury, Conn.

DUNTRY HOUSE

Tel. 1717, Greenwich, Conn. JOHN CRAWFORD

Store and one loft at 17o Madison ave., between 33d and 34th sts., West Side. Can be seen by appointment.

L. NOSCHKES 37 WEST 28TH ST.

REAL ESTATE AT AUCTION

#### WAREHOUSE FOR SALE

New fireproof stairway Floor capacity 200 lbs. Central location near shipping facilities.
Price \$42,000. Terms to Suit.
IMMEDIATE POSSESSION

BOUNDAME FOR SALE ENTIRE BUILDING 60,000 Square Feet Vicinity 42d St. & 6th Ave. Modern building, sultable offices sulescoons, wholesale or retail, \$1,50 per square foot

Wood, Dolson Co.,

### Bargain tment House; Hot and Cold Water Yearly Rental, \$12,300.

A. A. HAGEMAN. BOROUGH OF BROOKLAN

HOUSE, GARAGE, GARDEN

NEURNISHED APARTMENTS TO LET

## JUST COMPLETED and Concourse Corner 167th St.

Rentals \$720 to \$1620 Per Annum. Convenient to 6th & 9th Ave. "L" Express Station at 167th St. AGENT ON PREMISES.

& Seventh Avenue

151D ST. 533 West - Heautiful floor in pr vate bouse. Also large room with runni water, private bath,

USE WEST END AV... CORNER SSTH.
Spacious apartments two and three rooms; madern conveniences; exclusive neighborhood; \$1,400 to \$2,200; ready. CENTRAL PARK WEST, 448.—Large eie gant room, or 7 smaller connecting rooms; private family; gentlemen; refer-ences. Api, 3

## Real Estate for Investors

Practically all experienced real estate operators are now buying heavily. They know values and are purchasing with the intention of reselling to you for occupancy or investment. We have a list of well located income producing properties whose owners have authorized us to offer them direct to investors. They vary in size and type and call for cash investments of \$10,000

From our list we recommend especially the fol-

### GRAMERCY PARK SECTION

Seven-story elevator apartment, 30x92. Good condition. Price \$110,000.

Six-story elevator apartment, 50x92. Two eight-room apartments per floor. Price \$125,000.

#### 72ND STREET

Five-story "walk-up" apartment, 18x102.2. Stores on ground floor. Price \$90,000.

### WEST SIDE BELOW BROOKLYN BRIDGE

Seven-story store and loft, 38.4x48.10 irregular. Leased to one tenant to 1930 on net basis. Price \$60,000.

### 16TH STREET Just off Union Square. Twelve-story loft, 56.6x103.3. Price \$350,000.

HEART OF 5TH AVE. SHOPPING DISTRICT Eight-story business building and store, 50x126. Price

All of these properties show an attractive income and in each case reasonable terms can be arranged.

Wm. A. White & Sons

46 Cedar Street, New York

Chas. F. Noyes Co. offer the following exceptional propositions: Several desirable buildings for 20,000 square feet for rent.

sale. Suitable for steamship companies, export import houses, etc. South of Maiden Lane. Possession May 1-20, or sooner. See Mr. Christie.

25,000 square feet for rent. Lat ayette St. section; available February 1, 1920. See Mr. O'Connor. sooner. See Mr. Christie.

Established Res. aurant for sale at a re-sonable price. Vicinity of Barclay St. and West Broad-downtown corner for sale with

Chas. F. Noyes Co.

A Desirable Investment (Gramercy Park Section)

For Sale to Close an Estate High class elevator apartment house fully rented will net over 22% on the \$50,000 cash required. No exchange

Worthington Whitehouse, Inc. 9 East 46th St. 1006 Murray Hill

will be considered.

### 23rd STREET STORES MASONIC BUILDING 71 West 23rd St.

20x75, together or separately Centre of transit lines: 7th Ave Subway, Hudson Tubes, 6th Ave "L," B. R. T. Subway, Lexington Ave, Subway and surface lines Possession. See MR. FALCONER.

CHAS. F. NOYES CO. 2 WILLIAM ST. TEL, JOHN

41st Street Just Off Fifth Avenue 20.10x100.3 4-Story and Basement House FOR SALE Can Be Altered for Business. Early Possession.

Principals Only. Wm. A. White & Sons 46 Cedar Street Tel. 5700 John.

FOR SALF MURRAY HILL DWELLING 36TH ST., adjoining PARK AVE. A four story and basement dwelling Exceptionall, fine residential block Possession in 30 days.

J. V. GRAHAM.

Tel. Rector 8983 55 Liberty St

way. Large store and basement; long lease? Principals only. See Mr. Himmelman. Store, basement and second floor, total of 32,000 square feet. Heavy fireproof construction. Sprinklers—suitable for steel, paper or other heavy merchandise line. Excellent shipping facilities. Possession May 1st. See Mr. Falconer.

92 William St. Tel. John 2000

## For Sale

East 19th Street The Street Beautiful Unique dwelling arranged for two families, \$35,000.

#### ment house, 20 feet waie, with sixteen rooms and seven baths, facing the

Also a house on park for long lease and a large plot for improvement. West 54th Street Between Fifth and Sixth Avenues. A Splendid Resi-dential Street.

Riverside Drive No. 186, adjoining south corner of 91st Street, fivestory American basement dwelling, 30 feet wide. Pos-session at once; ready for occupancy or alteration into apartments. We can de-liver this house at a very

Wm. A. White & Sons,

Tel. 5700 John

40x90. 5-story & basement

Wm. A. White & Sons 46 Cedar St.

## Attractive and Desirable

Glen Cove-Long Island

Svosset-Long Island

We can advise you of the rela-

Murray Hill 5600



SUMMIT, N. J.

POMPTON or MOUNTAIN VIEW

South Orange, Maplewood, Short Hills, N. J.

Homes and Building Sites

LITTLE FALLS, N. J. \$8,755 -6 and 7 rooms, steam, gas, electricity and every ap-

STANLEY-WHEELER CO.

Just the place to start in poultry business; nearly new 6-room bungalow homes heart in poultry benter; nearly new 6-room bungalow homesarn, long laying house and broader house &c., some fruit; land adapted to poultry runt and garden truck; price only \$1.50 balance as rent; write for free illustrated list. New Jersey Farm Agency, Wiley Building, Vineland, N. J.

GENTLEMEN'S country place; all year of summer, beautful waterfront on North Strewsbury, 24 acres, pler, garden, fruit 11-room house; furniture, if desired; all good condition; immediate use; casy com-muting; casy terms; bargain, \$27,000 Owner, room 26, 116 Broad st., N. Y. City

good sized plot.

8 rooms, 2 baths, sunporch, steam, electricity; every modern appetition; immediate possession. MURDOCH, opposite Lackawanna. Phone 4016-17. ALL COUNTRY ESTATES PRICES AND RESIDENCES.
Let me know your wants.
ADAM DAY, Short Hills, N. J. Tel. 282.

FURNISHED APARTMENTS TO LET THE OSBORNE west Corner of 57th Street

CITY REAL ESTATE

SPLENDID Stock Dairy Farm, 162 acre-esceptionally productive land WESTCHESTER COUNTY

Mills Realty Co., 7 East 42d St.

The J. Charles O'Brien Co., 10 Sloane St., South Orange, N. J.

Phone 1720 Market VINELAND POULTRY FARM

SIX ROOM houses, now being completed; tiled bath, pantry, steam heat, gas and electric, inridwood trim and parquet floors, plot 50x156; come to-day. Price \$5.500. HENRY SCHNAKENBERG, Rochelle Park, N. J. Telephone Hackensack 2037-W. MONTCLAIR, N. J. New house on \$13,000

Engiewood, N. J. Destrable Presents
Many of them far under cost of constitution.
BIRTWHISTLE & LIVINGSTON.
66 Dean St. Englewood, N. J.

and Seventh Avenue

HESS Business Property

14 Fills, 50 minutes from Broadway \$13,500 secures very attractive modern co-munitar deveiling, 7 rooms, 2 baths, deam had open fire lower-upper enclose preches, bracement laundry, theoproof garage.

AT MACKETTSTOWN, N. J.

are in the market for a real bargain communicate with

Phone Larchment 425. Post Hond, Larchmont

MR. HOME BUILDER ou can buy a fine building site 100x175, with beautiful surroundings; 8 min5' walk from Larchmont station, 19 es from 42d st., for \$5,850, on reason terms, with mortgage subordinated to pullding loan. Full particulars from vell C. Perrin, 5-7 East 42d st. Telriay Hill 2422, or Larchmont 259.

House for sale 10 rooms, with sun porch, electric lights, hardwood floors, steam heat; garage for two cars; also i-room house, now remel; lot 15cx 116. Apply 438 SOUTH IST AV.

in Modern Office Building Grand Central Zone 5 or 10 year lease Approximately \$3 per Sq. Fi

Vanderbilt 626 FOR SALE OR LEASE

11 Broadway 334 Fifth Ave.

page).

Suburban Home-

Ladd & Nichols

G LET FOR BUSINESS PURPOSES FOR LEASE

CONNECTICUT ENCLUSIVELY

REAL ESTATE man wants situation on salary; capable of taking charge of comes, private family; gentlemen; referporery for firm or individual; mature years; long experience with people; references, Philip Owen, Danbury, Conn.

21 EAST 55TH ST. CARETAKER.

# 40x90. S-story & basement New 2-ton elevator

Wm. A. White & Sons 46 Cedar St. Tel. 5700 John

1215 Grand Boulevard HIGH CL SS / P. RTWENTS

THE OSBORNE Northwest corner of 57th Street

APARTMENTS TO LET

park, \$42,500.

Twenty-foot house, four stories and basement, \$55,000.

low figure and on very fovorable terms.

46 Cedar St.

New 2-ton elevator New fireproof stairway Floor capacity 200 lbs. Central location near shipping facilities. Price \$42,000. Terms to Suit. IMMEDIATE POSSESSION

# REAL ESTATE AT AUCTION

# REAL ESTATE AT AUCTION

Tuesday Night, Dec. 9th, at 8 P. M.

47 ( EXTRA ) BAY RIDGE LOTS

Including two buildings, known as the White Property, and in the possession of the family for 100 years, fronting on SHORE ROAD NARROWS AVE., 89th ST., AND COLONIAL ROAD (1st. AVE.) Overlooking New York Bay and the Narrows

BOROUGH OF QUEENS

Forest Hills Long Island

LONG ISLAND

A Community of Garden Apartment Homes

20 Min. via Queensboro Subway

from Grand Central Station

(Corona Line)

Office at Station-25th St.

VISIT

JACKSON HEIGHTS

GREAT NECK If you are interested in purchasing REAL COUNTRY HOME with very mode improvements—gas, city sowered; 10 room improvements—gas, city sewered; 19 room; 2 baths, 2 extra lavateries, 2-cur garage room and bath; acre plot, abundance trees and shrubbery, 8 minutes walk to st tion, good high elevation; send for phot and full particulars.

11: WOLF

OR A HOMESITE? We have everything on the North Shore Homes, Plots, Acreage and Estates, 220 Bway, N. C. Phone Cort. 3262

MINEOLA

down.
House 6 rooms, enclosed porch; plot 75x100; \$4,500, \$2,000 cash.
RICHALLD F. CHILDS,
47 West 31th St., N. Y. Greeley 340.

Are You Looking to Buy a Home?

Great Neck to Huntington North Shore of Long Island Estates, \$10,000 to \$200,000. BAKER CROWELL, INC. 47 West 34th Street.

GREAT NECK

We specialize in properties in GREAT NECK MANHASSET PLANDOME.

H. G. WOLF, 120 Broadway N. Y. Tel, Mad. 80, 8111 GREAT NECK Several exceptionally built homes for rent until May 1, 1920 I. G. WOLF, 1270 Bwny, N. Y. Phone 6944 Pennsylvania,

NORTH SHORE PROPERTIES

BALE OR RENT SEND FOR LIST L'ECLUSE, WASHBURN & CO., Tel 2235—Greeley I West 34th st. N

ON NORTH SHORE, Long Island, at tractive 7-room house with garage ready to move in; beautiful plot, 50 100; 8 minutes from station; price 48,800, POPPER, 59 Northern av. N. Y. Chy. CHOICE by acre prots on Old South Road near school; 5 minutes to Aquedu t sta-tion; 25 minutes to New York, J. B. HOP-KINS, Rockville Centre, Long Island

BARGAIN-200 acres, to settle estate; si uated on Jamaica Bay, near Howar Beach, J. B. Hopkins, 50 Park av., Rock ville Centre, L. I.

TO LET FOR BUSINESS PURPOSES.

FOR RENT 8,300 Sq. Ft.

DOUGLAS GIBBONS and COMPANY 6 East 45" Street
Trew York

or Entire Buildings from 20,000 to 100,000 Sq. Ft. Available during the coming year. Modern Buildings in Financial and Shipping Districts. Fred'k Southack & Alwyn Ball, Jr.

Very desirable Office Space

MISCEI LANEOUS

Every Conceivable Improve 2-3-4-5 rooms and foyer. Jerome & Lexington Ave. Subway Sta.

UPPER part 2-family house, 7 all-ligh rooms, heat, and garage; \$90; Christian recepte 547 79th st., Brooklyn, Telephone Bay Ridge 7796.

Gramercy Park Five-story English base-

WAREHOUSE FOR SALE

Tel. 5700 John

OWNER in poor health living in country sells 4-story brown stone house, arranged for four families; 51st st., west of 9th av., city. F. WEST, 412 W. 22d st. No agents.

ESTATE will sell at attractive price two adjoining high class apartment house west side, vicinity 110th st.; now pays 20 per cent on equity; full particulars to principle.

Goodwin & Goodwin, 145 West 57th st.